



**LEBANON PLANNING BOARD
DECEMBER 19, 2022 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

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- 1. Call to Order**
 - 2. Study Items**
 - A. Discussion of Proposed Zoning Amendments
 - 3. Public Hearing Items**
 - A. **Jolin Salazar-Kish, 10 & 14 Bank Street (Tax Map 92, Lots 124 & 125), zoned LD:** Applicant requests an extension of time per Section 4.10.B of the Site Plan Review Regulations to obtain a building permit pursuant to an approved site plan for a 26-unit multi-family residential development (PB2019-13-SPR), originally approved by the Planning Board on January 11, 2021. PB2022-43-EXT - **Continued from November 21, 2022**
 - B. **Hanover Improvement Society Co & Trustees of Dartmouth College, 394 North Main Street (Tax Map 5, Lot 2 & Tax Map 8, Lots 27 & 28), zoned R-3 & RL-3:** Request for Site Plan Review to construct a 4,235 square foot addition to the existing recreational ice rink together with associated site improvements. PB2022-44-SPR - **Continued from December 12, 2022**
 - C. **Grafton County Economic Development Council & North County Council, 16 Cavendish Court (Tax Map 10, Lot 11, Plot 3600), zoned IND-L:** Request for a Site Plan amendment to construct additional parking. PB2022-48-SPR - **Postponed from December 12, 2022**
 - D. **CP Centerra LLC, 12 Centerra Parkway (Tax Map 10, Lot 11, Plot 100), zoned IND-L:** Request for Site Plan Review to construct a +/-2,273 sq. ft. restaurant with a drive through (Starbucks) together with associated site improvements. PB2022-45-SPR - **Continued from December 12, 2022**
 - E. **Upper Valley Technology Park, LLC, 0 Plainfield Road (Tax Map 131, Lot 3), zoned IND-L:** Request for a Conditional Use Permit per Section 501.4 of the Zoning Ordinance and for Minor Subdivision approval of a proposed 3-lot Industrial Planned Unit Development (IPUD). PB2022-51-CUPMIN - **Postponed from December 12, 2022**
 - 4. Discussion Items**

- A. **Site Plan Review Amendments** – Review of proposed amendments to Section 6.2 (landscaping requirements) and minor modifications to Section 4.3 (conceptual review) and Section 5.1 (submission requirements)
- B. **Site Plan Review Amendments** - Review of proposed amendments to the minor site plan regulations set forth in Sections 3.1 and 3.2 of the Site Plan Review Regulations

5. Committee Reports

- A. **Planning Board Subcommittees:**
 - Planning Board Capital Improvement Program
 - Planning Board Development Regulations Update
- B. **City Council Subcommittees:**
 - Class VI Roads Advisory Committee
 - Lebanon Energy Advisory Committee
- C. **Other Subcommittees:**
 - City Council Representative
 - Heritage Commission
 - Pedestrian & Bicyclist Advisory Committee
 - Upper Valley Lake Sunapee Regional Planning Commission
 - UV SubCommittee of the Connecticut River Joint Commissions
 - Upper Valley Transportation Management Association
 - Mascoma River Local Advisory Committee
 - West Lebanon Revitalization Advisory Committee
 - Planning & Development Department – Task Status

6. Other Business

7. Approval of Minutes

- A. October 24, 2022

8. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.